

East County Citizens Advisory Board (ECCAB)
Eastern Montgomery Regional Center
3300 Briggs Chaney Road, Silver Spring, MD 20904

Wednesday, December 5, 2018

MEETING SUMMARY

Members Present: Fisseha Adugna, Elisse Barnes, William Bentley, Samantha Blizzard, Christopher Bolton, Sharon Brown, Kenneth Flemmer, Margretta Hall, Kristina McConnell, Kimberly Price-Evans, Richard Romer, Pamela Ruiz, Jarold Samet, John Smith, Hildegard Sylla

Guests Present: Cynthia Bolton, Rob Richardson, Mensah Adjogah, Dan Wilhelm, Faustina Smith-Neil, Andre Vainqueur, Sebastian Smoot, Charisse Scott, Ed Weiler, Benjamin Price, Lee Yaffe-Stark, Debra Anderson-Kearney, Rhondalyn Cox, Jacqueline Warren

Staff Present: Jewru Bandeh, Linda Cooper

Welcome: The meeting was called to order at 7:01 p.m.

Community Comments: Guests and members of the community introduced themselves and a few made comments on community issues including neglected down sign on Broadmore Road, mold and other tenant-related problems at the Enclave apartments in White Oak, problem with cell coverage in Fairland and need for repaving Fairland Road.

Approval of the November 7, 2018 Meeting Summary: A motion was made to amend the meeting summary to reflect John Smith was in attendance. A motion was made to approve the November 7, 2018 summary. The motion was seconded and unanimously approved.

Gift of Appreciation: Jewru Bandeh advised County Executive-elect Marc Elrich is now in office. He presented on behalf of former County Executive Ike Leggett Certificates of Appreciation for Community Service and Volunteering during his tenure to Samantha Blizzard, Peter Myo-Khin, Jerry Samet, Dan Wilhelm, Rob Richardson, and Mark Pharaoh.

Presentation by Special Guests: A presentation was made by Stephanie Killian, Chief, Housing Division, Montgomery County Department of Housing and Community Affairs on the ABCs of Affordable Housing Programs in Montgomery County, including information relative to:

- Lower Income Households can apply for maximum \$250/month subsidy
- 30% of rental MPDUs serve lower income households
- Workforce (70%-120% AMI) and Homeownership programs
 - i.e. The Darcy and the Flats of Bethesda
 - Down payment assistance program forgivable up to 25,000
 - More resources going towards single family homes
 - New energy efficiency program for PEPCO households
 - Will restart single family rehabilitation program

- Housing for people who are/have been homeless, are disabled, and have special needs
- MPDU
 - Oldest inclusionary zoning program in the country (created in 1974); 15,000 units credited since then
 - Required in every new subdivision with more than 20 units
 - More than 5,500 units in the MPDU program today
 - Price range is usually \$150,000-\$200,000
 - Applicants must take classes and then get the opportunity to purchase units as they become available
 - Right of first refusal – whenever a rental property with more than 5 units, county has the right to buy units to preserve it as affordable housing
- Housing Initiative Fund: Local housing trust fund that makes loans for affordable housing developments—one of the largest and most active in the country
 - Projects include preservation of some affordable rents at the Waterford Tower apartments, through the right of first refusal
 - Construction of 121 units for seniors at Willow Manor at Fairland
- Montgomery Energy Efficiency Program: A free program
- Stephanie Killian addressed questions including:
 - How affordable housing is distributed throughout county?
 - Federal government in 60's 70's and 80's often offered project-based affordable housing. Because of the time period that the funding was offered, (e.g. Aspen Hill and Georgia) projects were financed at the same time in the same area. There are some in Gaithersburg. After that, the affordable housing has been scattered throughout the county. Has been some naturally occurring affordable housing (e.g. White Oak, Castle Blvd) including Bethesda (10 or 12 MPDUs versus 0 in East County). Department is getting ready (within 3-6 months) to put all affordable housing on a website.
 - Long term versus rent control?
 - When department does financing, affordability is based on income. Rent control is on all units, it is not income-based.
 - Right of First Refusal?
 - Right of First Refusal is applicable for developments of 5 units or more
 - How does department work with HOAs?
 - Section of office provides resources and mediation services. That department also has oversight over education requirements for new board members. Mediation services help with complaints and can help prevent going to court. Maps show where affordable housing is dispersed around the county. Also have map with income levels
 - With AMI, does DHCA have flexibility?
 - MPDU program – if income goes up, renter can stay if income doesn't exceed 130% of maximum amount for MPDUs. If the AMI goes up, the rent usually goes up and is usually due to earners at the top; DHCA

usually tries to increase the number of units available. With 99-year controls, the rising AMIs will need to be addressed.

- 1. Is affordable housing affordable enough for a large number of people around the county? 2. Do we have a good distribution around the county as opposed to a concentration in specific places?
 - Because of zoning and financing, there are concentrations (e.g. Emory Grove area in Gaithersburg had 2 projects within a mile of each other and is the most concentrated). DHCA uses Right of First Refusal to help aid mixed-income housing.
- With election there were buzz words used including increasing affordable housing—What direction has new executive given DHCA?
 - It has been 3 days and DHCA has an acting director (previous director was not reappointed). Preservation of existing and market rate affordable housing is always a focus. Would like to offer more services for households going through the eviction process. In the past 3 years there have been major changes. Landlord-Tenant Affairs is a focus.
- Asserted issue is vouchers and how they are monitored—are people adding value to the community?
 - Landlord-Tenant department can assist and work with HOC to help with issues and provide services for household that are stand-alone.
 - Emergency/crisis and special needs program – Department of health and human services provides services—have resources to provide short and long-term assistance.
- Advised it seems greatest need is for very low income with families, however it seems affordable units are skewing towards 1-bedroom units; is there a plan to create units to accommodate this?
 - Bedroom mix of MPDUs must match mix of the rest of the building. There was a policy problem 12-15 years ago where more 1-bedrooms were approved than should have. New law passed whereby MPDUs can be based on square footage rather than bedrooms. DHCA does not do buy-outs/alternative payments to replace affordable units. New law allows flexibility in location. DHCA will not be created 4- 5- bedroom apartments—shooting to get more 3-bedrooms. Trying to increase number of MPDU townhouses.
- Market rate affordable housing?
 - In the process of pulling together market rate housing as opposed to government housing. Looking at opportunities to preserve naturally occurring affordable housing.
 - County is looking at rewriting general plan including transportation and housing—will be doing a lot of data collection

ECCAB Committees Chair and Staff Update/Reports:

- The ECCAB Chair asked for a volunteer to chair the PED committee
- The December 10th and 12th Committee meetings will be combined next week

The East County Regional Office Director's update included:

- Process public participation in the Hillandale Local Area Transportation Improvement Program is complete. The Director of Transportation reviewing the staff analysis/report
- Will continue to send press releases, announcements, etc. from the county to ECCAB and community members.
- Looking into how the Board can get a full-blown presentation on the US 29 Reliability Study by the Montgomery County Department of Transportation.
- Quality of Life committee will sponsor a public/Community Talk on December 12th about the Manna Food Center coming to East County at Tech Road and US 29.

ECCAB Committees Chairs for Planning/Economic Development and Quality of

Life/Services Update/Report: The QLS Committee Chair reported that there was a joint committee meeting that walked through the proposal for the White Oak Master Plan Area Transportation Improvements with primary focus on Hillandale. He recognized Dan Wilhelm for leading the discussion on the proposed improvement options.

Pete Fosselman, White Oak Planning Coordinator added that many people testified at the public hearing and community meetings on the subject and there were many who were in favor of the plan as those against it, primary the (developer) proposed Elton Road Ramp.

Montgomery County Police Update/Report: Sergeant Eric Bunting, reporting for 5th District - No significant trends to be concerned about:

- Last 30 days – overall crime has decreased when compared to crimes from this time last year
- Biggest crime is burglary from unlocked vehicles. Addressed question from community regarding police staffing during the time car burglaries take place—Sergeant Bunting advised Silver Spring (IDA sector) is the busiest district in the county. MCPD does a great job with resources and looks to community to help prevent crimes. Sharon Brown asked if county gives discounts for Ring, etc.—does not know. Jerry Samet asked if there is an update on the murder of pizza delivery man—none.

Sergeant Matthews, representing 3rd District: No data to report

Sergeant Kim, reporting for 4th District – Will take questions back to Lt. Gerald McFarland.

Community member asked about murder-suicide of Kim family—no update. Peter Myo-Khin asked about number of theft from autos in J-sector—Sergeant Kim advised numbers show they are down from this time in 2018.

Montgomery County Council Staff Update/Report: Brian Anleu of Councilmember Tom Hucker's Office advised the office expedited the bill for the legal shooting following the shootings that took place on WSSC property recently. The public hearing was emotional with two residents reporting impact. Council will bypass committee process and bring it up for approval next Tuesday. The ECCABV Chair was part of the group that toured Enclave Apartments to view see the problems with mold and other issues.

Benjamin Price from Councilmember Nancy Navarro's Office advised the office is in a period of transition. Nancy Navarro was elected the Council President yesterday.

New Business: The ECRSC Director advised there was a week-day/weekend split for Board member availability for the tour of East County. Members decided by vote to hold the tour on a weekend in February 2019, if/after the Director gets the okay from the FDA.

Old Business:

- The ECCAB Chair made a motion for the Quality of Life Committee to look into how Department of Code Enforcement addressed code violations, including a meeting with the Department of Code Enforcement and to also to broaden the scope to include the health impacts on school children, landlord-tenant relations, etc. A motion was made and approved.
- Richard Romer asked about the letter to the Executive about the problems related to the 2018 mid-term elections. Christopher Bolton and Jewru Bandeh advised more discussion is needed to address all of the issues, perhaps in 2019.
- Discussion on the suggestion/recommendation to combine the two ECCAB (PED and QLS) Committees. A motion was made to combine the committees, seconded passed by a majority vote. The ECRSC Director will notify the County Executive's Boards, Committees and Commissions Office of the CEECAB decision regarding two committees meeting on the same date and time.

New Business:

- Community member talked about road conditions of Musgrove Road and need for paving. A resident mentioned the BRT study, page 121 relating to this area. Complaints included at least 50 potholes ranging from 1"-7", school buses swerve off of the street to avoid areas on the main road. The ECRSC Director indicated that he has spoken to MCDOT Traffic Engineering Division and issue will be addressed after March/April 2019 because we are out of the construction season. Patching and poles will be done sooner to help with safety.
- Community member requested that the ECRSC Director add to his announcements that the Praisner library will close for a year for minor (refresh) renovation in January 2019. He will include the update in his newsletter, as he also works to have library services/ resources available at the adjacent community recreation center in the interim.

Adjournment: A motion was made to adjourn the meeting at 9:09 p.m. The motion was seconded and unanimously approved.